

BROKERS PLEASED WITH OUTLOOK IN REAL ESTATE

Deals Getting Numerous and More Promised.

BUILDING GROWING FAST

Apartment Houses Still in Front—New Eastern Star Home at Sligo.

Judging from the number of transfers that have been put on record in the past week there appears to be an upward movement in real estate. Besides, brokers are generally much pleased with the outlook. While the transactions thus far in the season have not been of extraordinary importance, there is a gratifying large total of smaller deals, and, what is still better, continual and interested inquiry for bargains. This is especially the case as regards unimproved property. In these inquiries nearly all sections of the city are included, showing that building enterprises are in contemplation, and furnishing convincing proof that investments of this character in Washington are regarded not only by our own people, but also by moneyed men in other cities.

It is a noteworthy fact that the very large majority of building operations relates to the erection of apartment houses and small dwellings. Large residences are more rare. For the class of structures mentioned there is an unceasing demand, and while it may be true that tenants may leave one apartment house to occupy quarters in one more recently built, and having, perhaps, some novelties in the way of construction or equipment, yet the vacated apartment house does not lack occupants for any length of time. Another incident worthy of note in this connection is that, as a rule, good prices are willingly paid for apartments in proportion to their size and the accommodations they offer. Real estate agents who are charged with the renting of apartments in different parts of the city say that they have but seldom any vacant ones on their hands, and this is especially true of those that are not held at top prices.

Vacant Apartments Rare.

One of these agents, who has charge of a considerable number of apartment houses, both large and small, was discussing the circumstance that vacant apartments are the exception rather than the rule. "It really would be quite difficult to account for it," said he, "for, making nearly every allowance for the increase in our population, the increment is hardly enough to fill the column, were it not that there is said to be a perceptible diminution in the boarding house and rooming establishments. This is largely due to the fact that the occupants of the apartments, especially those in the smaller, or of more modest prices, are recruited, and it is my opinion that this exodus and influx will continue indefinitely. There is certainly no indication at the present time that there is going to be any falling off in the building of apartment houses for many a year. Nearly all the large unimproved tracts are filling up with them.

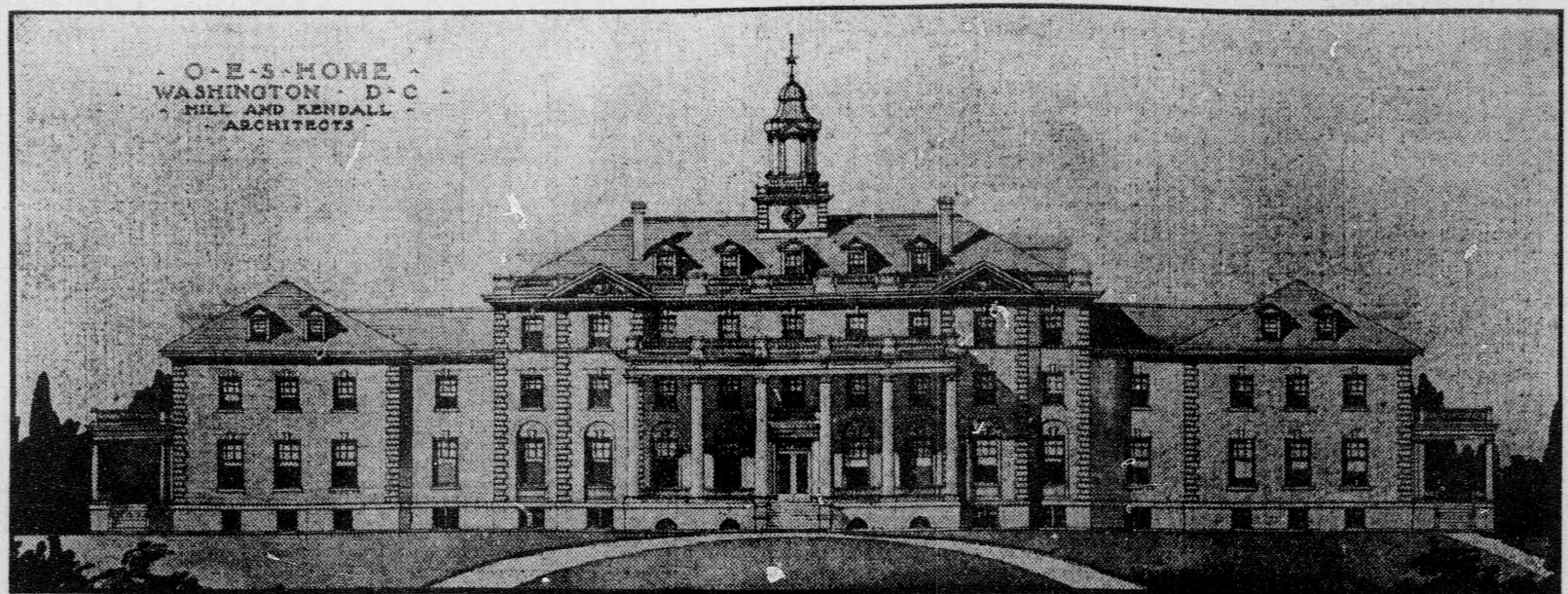
"But the more remarkable phenomenon," continued the agent, "is to be found in the unusually large number of private residences, built both for sale and renting. Comparatively few remain unoccupied or unsold for any length of time, and, generally, pretty fair prices are obtained in the sales. I remember that it was predicted a few years ago that Washington would have a population of half a million in 1925. Well, I think we shall not have to wait that long for that number if the population increases at the rate of the past five years."

Eastern Star's New Home.

Work will soon begin in excavating for the foundation of the new Eastern Star Home, which is to be built at 220 Mill road during the summer. The plans for the home, which have been prepared by Hill & Kendall, architects, provide for a three-story and basement structure, consisting of a main building 72 feet wide by 22 feet deep, with a wing on each side 50 feet by 22 feet, and a chapel 32 by 43 feet adjoining on the north side.

Five acres of the ground on which the building is to be erected were donated to the women of the Eastern Star lodges by Mrs. Seck and an additional five acres was purchased, the money for the purchase of the land and for the erection of the building being raised by methods of social entertainments conducted by the members. The cornerstone of the building is to be laid on May 17 under the auspices

THE ORDER OF THE EASTERN STAR WILL BUILD SPLENDID HOME ON OUTSKIRTS OF WASHINGTON



BUILDING AS IT WILL APPEAR WHEN COMPLETED.
Work Will Begin in the Near Future, and the Structure Will Be Pushed to Rapid Completion.

of the grand masters of Masons of this jurisdiction, and arrangements are being made to make that fraternity worthy among that fraternity. A special train will be run over the Baltimore and Ohio railroad to the site of the home on that day.

The purpose of the erection of this building is to provide a home for the indigent Master Masons, their wives, widows, mothers, sisters, and children. The west wing of the building will be erected first, and the contract calls for its completion by October 15 of this year.

Modern in Every Respect.

The building when completed will be modern in every respect, and the indications at present point to the furnishing of several of the rooms in commemoration of the dead grand masters of Masons of the jurisdiction of Washington.

Hill & Kendall, the architects, have exercised great judgment in the arrangement of sunlight, ventilation, and hygienic conditions, and have arranged plans for the installation of a heating and electric lighting system.

The home will be under the management of a board of 120 women managers, fifteen from each of the eight Eastern Star Lodges in this city being appointed to the board. The board of directors, which has been recently appointed, consists of the following:

Caleb Williamson, J. O'Neill, John Mayer and Tom J. Lauderdale, and Mesdames Alena Lamond, Mary E. Oakley, M. L. Esbey, Samuel Yateman and Wallace Streeter.

Two Big Apartment Houses.

An apartment house containing forty-eight apartments is going to be built by the Kennedy & Davis Company on the south side of California avenue, between Twentieth and Twenty-first streets. It will be a six-story, fireproof structure, the front of light brick and stone in the colonial style of architecture, one of the features will be a large porch with stone columns. The apartments will have four, five, and six rooms, bath and pantry and will be finished in hard wood. Electricity will be used exclusively for lighting, and only to be used for cooking. The cost of the improvement will be approximately \$200,000.

Another apartment house is to be erected on K street, near Fifteenth, on the site of the old St. Matthew's School, recently purchased by Senator Proctor. The house will have a frontage of nearly 50 feet and a depth of 142 feet. It will be seven stories, the front to be of white marble taken from Senator Proctor's Vermont quarries. The architect is Clinton Smith. Senator Proctor also contemplates to build in the near future on the northeast corner of Fifteenth street and Vermont avenue, a large building which may be made available for Government uses or for other purposes. The vacant lot at the corner and the two adjoining on the east now occupied by dwellings will be utilized for the new structure. Horatio N. Taplin has charge of all of Senator Proctor's real estate interests in this city, and for this purpose has organized the H. N. Taplin Company in which he also is financially interested.

Some Other Buildings.

Ex-Senator William P. Kellogg is having plans prepared by Architect N. R. Griman for a three-story apartment house on Eighteenth street extended, the front to be of brick with stone trimmings.

Harding & Upman, architects, are drawing plans for an apartment house at 339 Maryland avenue southwest, of which Mrs. Maria Waters is the owner. It is to be three stories high, with four apartments of four and five rooms each on each floor.

Hunter & Bell, architects, are preparing plans for eight dwellings which W. M. Herriman will build on W street northwest. They are to be two stories with cellar and attic on ten lots by

56 feet. The improvement will cost about \$35,000. Architect George S. Cooper is preparing plans for the Washington Jockey Club for an extension of the grandstand at Benning to cost \$15,000.

Ex-Senator Henderson's Purchase.

W. C. Prather, of the New York Real Estate Brokers, 611 F street northwest, has sold to Ex-Senator J. B. Henderson a plot of ground containing 23,000 square feet at Sixteenth and Erie streets, being the east half of lot 2, the west half of the same lot, and all of lots 3, 4, 5, and 6, block 16, Meridian Hill, the consideration being \$30,000. It is understood that Mr. Henderson intends to erect a large building there.

Mr. Prather has also sold to Joseph Weber lot 11, block 16, for \$7,500; also to Wilbur Hinman two two-story apartment houses on Thirty-fifth street for \$5,500; and for Mr. Hinman a lot in Cleveland Park containing 6,000 feet for \$3,500.

Real Estate Transfers.

Fifteenth and G streets southeast—Cornelius C. Billings to Edward F. Fickford, lots 61, 62, 63, square 1063, \$10. Pleasant Plains—Thomas W. Smith to George L. Smith, lot 148, \$1.

Northern Addition to Cleveland Park—Wilbur S. Hinman et ux. to Wilmet W. Trew, part, \$10. Thirty-fifth street northwest, between J and U streets—Wilmet W. Trew to Wilbur S. Hinman, lot 212, square 1294, \$10.

O street northwest, between Fourth and Fifth streets—James R. Bell et ux. to Estelle Holmes, part lots 1, 3, 34, 35, square 511, \$10. Estelle Holmes et ux. to James M. to James R. and Victoria A. Bell, same property, \$10.

Eckington—William B. Baker et al. to Samuel W. Fickford, lots 21, 22, 23, block 11, and lot 24, square 510, \$10. 302 1/2 street northwest—Georgia A. O'Neill, executrix, to Kate Harbaugh, lot 29, square 328, \$15,000.

Patterson street, northeast between North Capitol and First streets—John W. Hawkins to Thomas Walker, part lot 21, square 672, \$10. 717 1/2 street northeast—Sarah Baker to Harry W. Carter, lot 96, square 519, \$10. 201 1/2 street northeast—John W. Hawkins to Harry W. Carter, lot 96, square 519, \$10.

Alley between Ninth and Tenth, N and O streets northwest—J. Cassin Howard to the District of Columbia, lots 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Columbia Heights—Emanuel Speich et ux. to Beulah A. Foulke, lot 30, block 22, \$10.

2020 Florida avenue northwest—James Berry et al. to Hargrave Wood, lot 9, square 510, \$10. Kalamora Heights—Rudolph Ellis et ux. to Robert G. Proctor, lot 30, block 8, \$10.

1109 Fourth street northwest—Sarah T. Crews et al. to John C. Atherton, part original lot 4, square 525, \$10. East Deanwood—Frank T. Rawlings et al. trustees, to Edward T. Pettengill, lots 1 to 10, block 1, lots 1 to 1, block 2, lots 1 to 1, block 3, lots 1 to 1, block 4, lots 1 to 1, block 5, lots 1 to 1, block 6, lots 1 to 1, block 7, lots 1 to 1, block 8, lots 1 to 1, block 9, lots 1 to 1, block 10, lots 1 to 1, block 11, lots 1 to 1, block 12, lots 1 to 1, block 13, lots 1 to 1, block 14, lots 1 to 1, block 15, lots 1 to 1, block 16, lots 1 to 1, block 17, lots 1 to 1, block 18, lots 1 to 1, block 19, lots 1 to 1, block 20, lots 1 to 1, block 21, lots 1 to 1, block 22, lots 1 to 1, block 23, lots 1 to 1, block 24, lots 1 to 1, block 25, lots 1 to 1, block 26, lots 1 to 1, block 27, lots 1 to 1, block 28, lots 1 to 1, block 29, lots 1 to 1, block 30, lots 1 to 1, block 31, lots 1 to 1, block 32, lots 1 to 1, block 33, lots 1 to 1, block 34, lots 1 to 1, block 35, lots 1 to 1, block 36, lots 1 to 1, block 37, lots 1 to 1, block 38, lots 1 to 1, block 39, lots 1 to 1, block 40, lots 1 to 1, block 41, lots 1 to 1, block 42, lots 1 to 1, block 43, lots 1 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